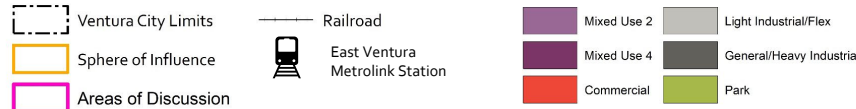
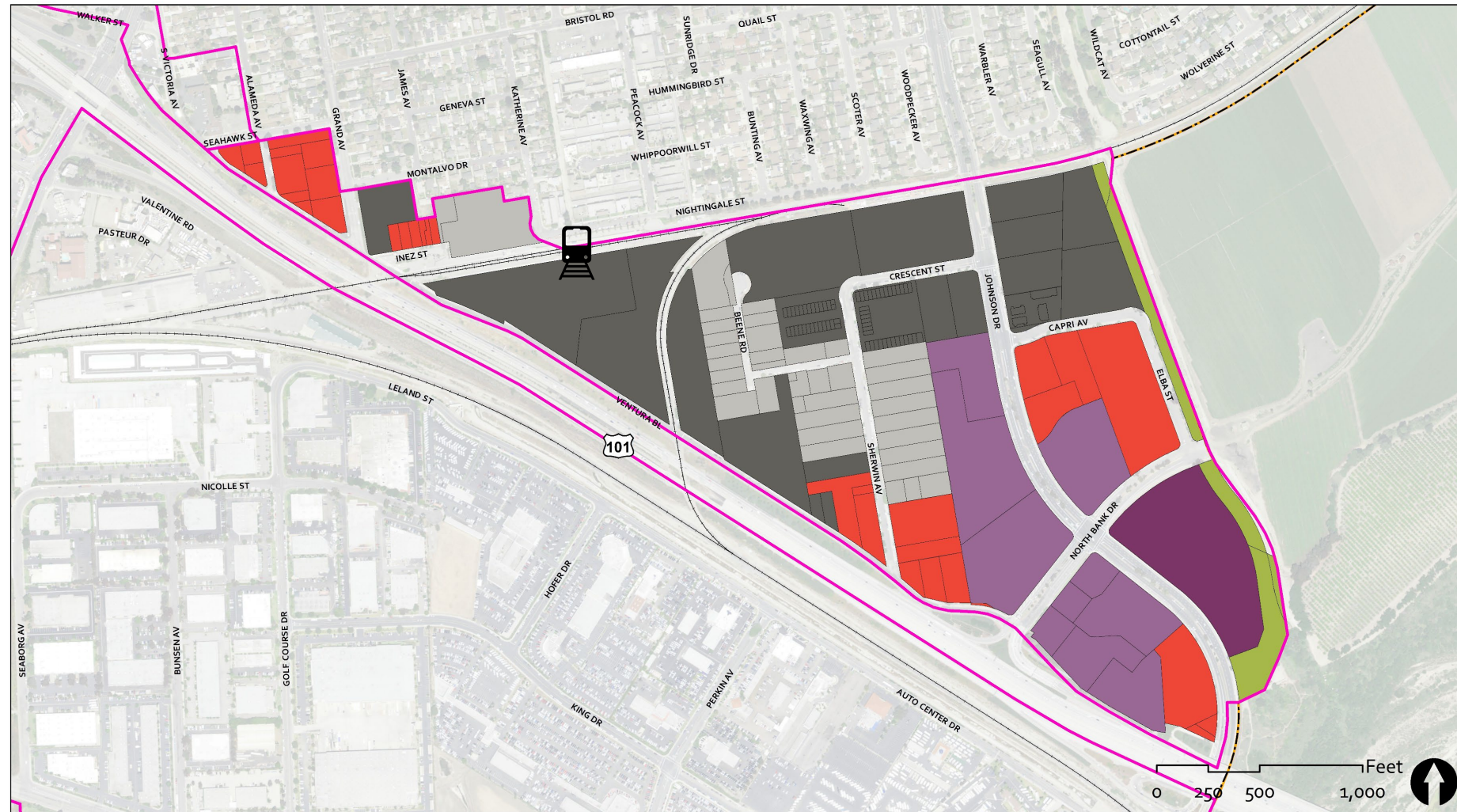


# Johnson Corridor

# Johnson - "Base" Designations

- Focuses on retail, services and hospitality uses along Johnson Drive.
- Encourages employment with Commercial, Light Industrial and General/Heavy Industrial uses.
- Allows residential on some parcels along Johnson Drive to implement the Housing Element.

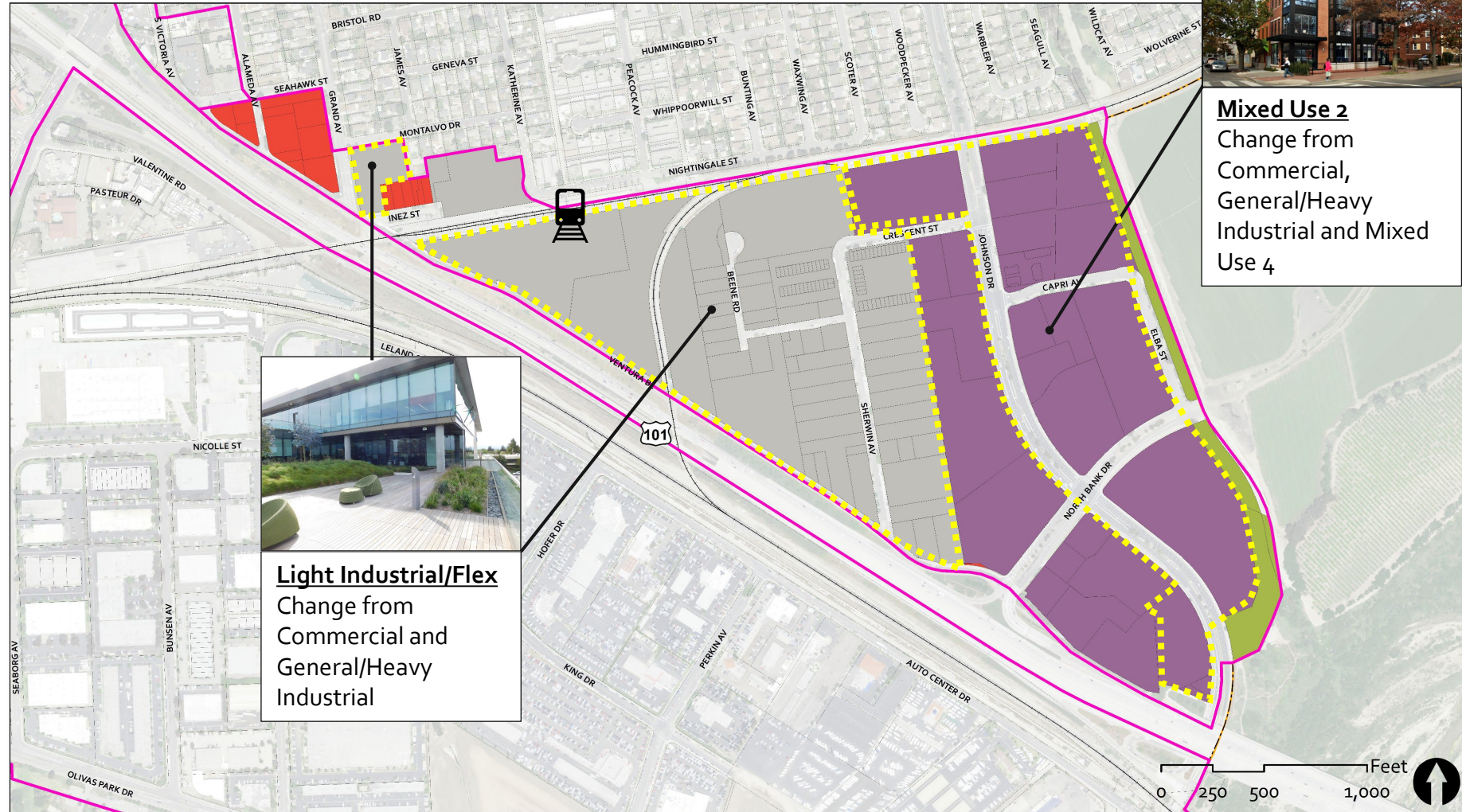


# Johnson - Core

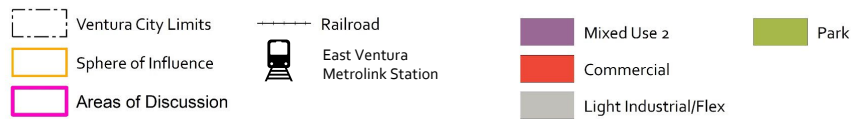
- Envisions 4-story mixed use development along Johnson Drive to revitalize the corridor, add multifamily housing and support increased use of Metrolink at the East Ventura station.
- Encourages low-polluting employment industries and an increase in the number of jobs by changing General/Heavy industrial parcels to Light Industrial/Flex and Mixed Use 2.



**Mixed Use 2**  
Change from Commercial, General/Heavy Industrial and Mixed Use 4



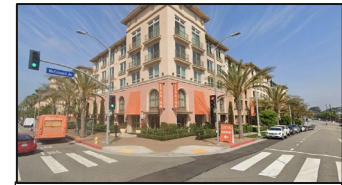
**Light Industrial/Flex**  
Change from Commercial and General/Heavy Industrial



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

# Johnson – Expansion

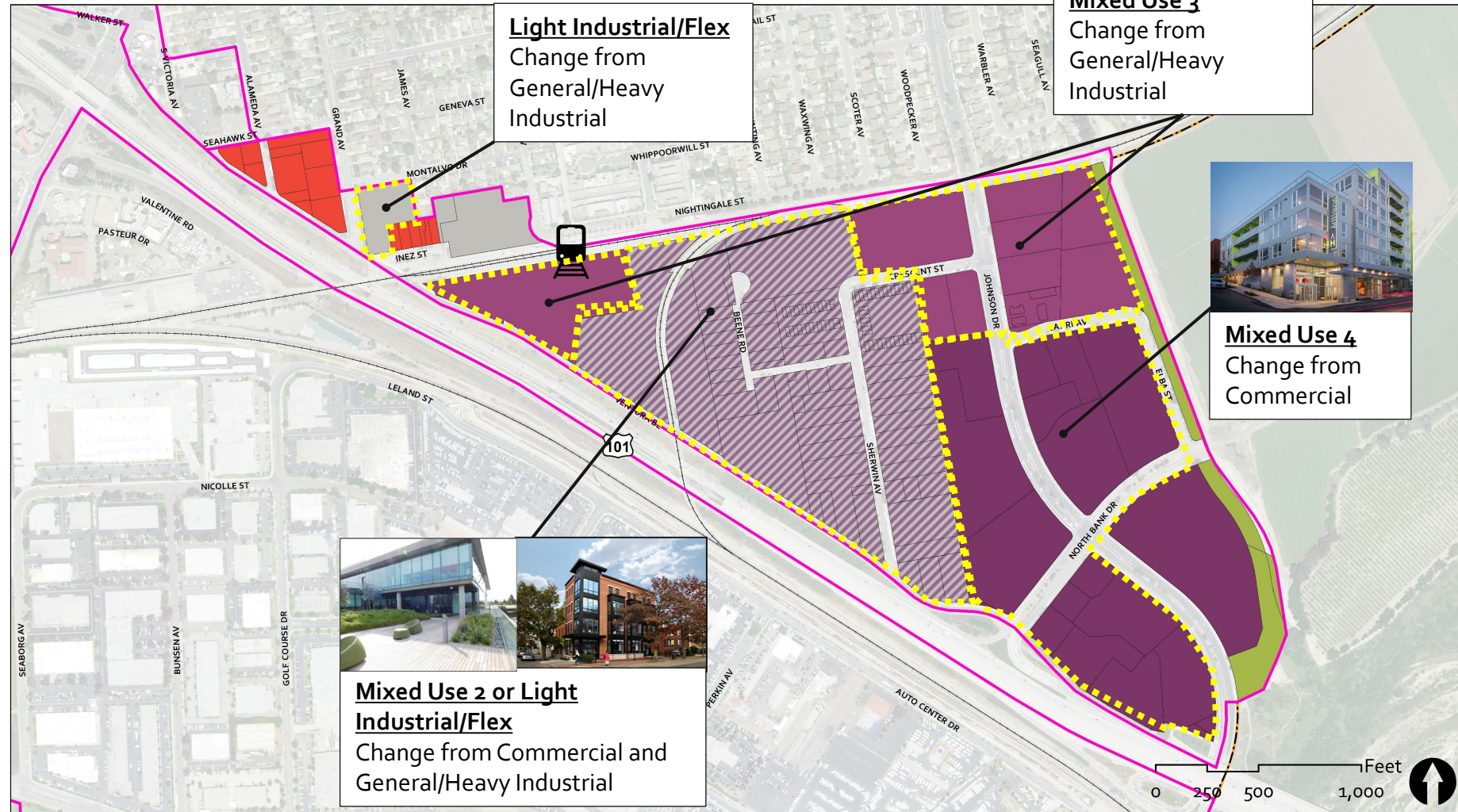
- Creates a high-density mixed-use neighborhood that allows for significant expansion of housing and/or jobs.
- Allows 5- and 6-story mixed-use buildings along Johnson Drive.
- Creates a new “hybrid” designation that allows both Mixed Use (4 stories) and Light Industrial/Flex in a single zone.



**Mixed Use 3**  
Change from  
General/Heavy  
Industrial



**Mixed Use 4**  
Change from  
Commercial



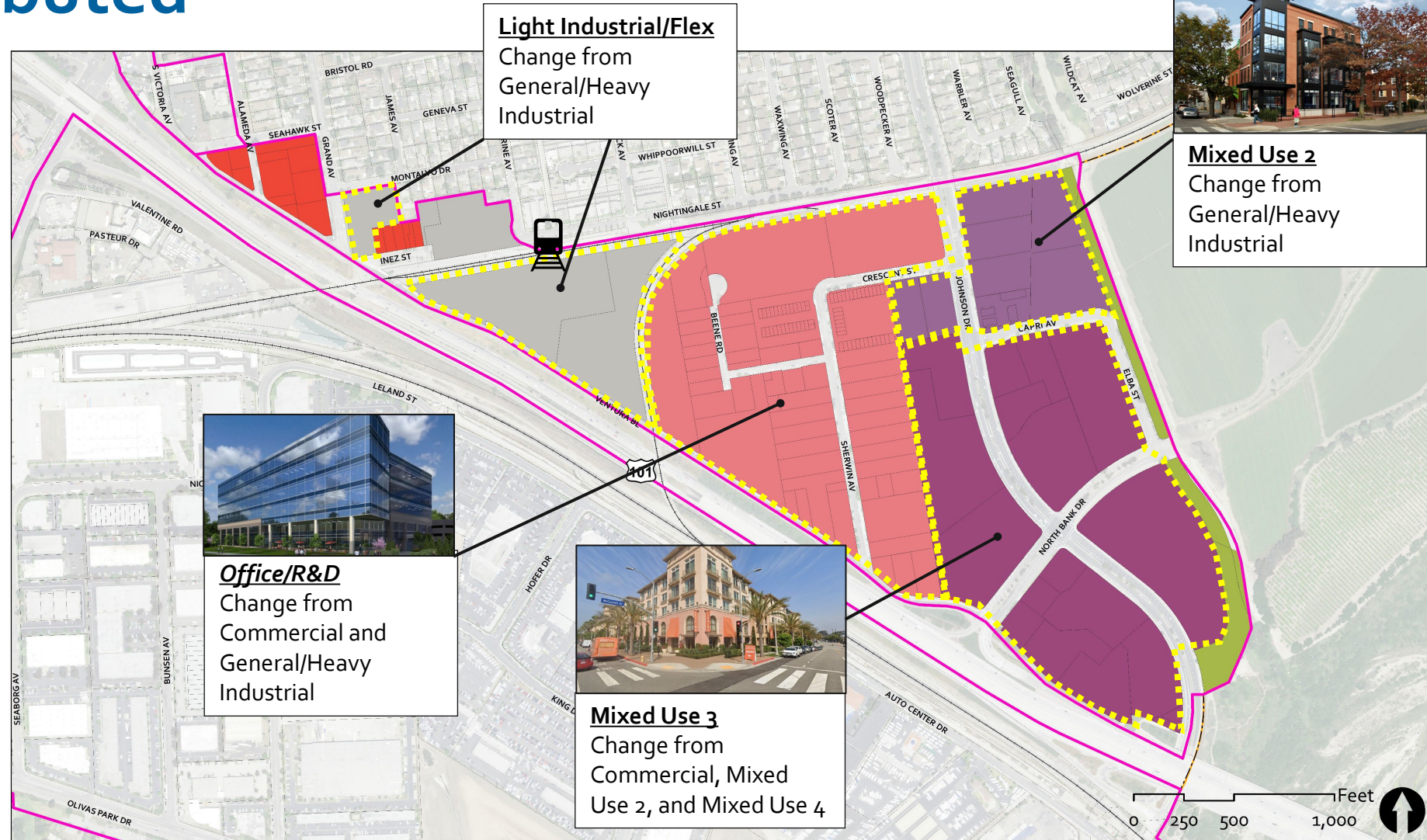
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

# Johnson - Distributed

- Creates a 4- to 5-story mixed use corridor along Johnson Drive.
- Expands the diversity of jobs by designating a portion of the area Office/R&D.
- Reduces potential impacts of pollution by changing General/Heavy Industrial parcels to Light Industrial/Flex, Commercial, Mixed Use 2, and Office/R&D.



**Mixed Use 2**  
Change from General/Heavy Industrial



**Light Industrial/Flex**  
Change from General/Heavy Industrial



**Office/R&D**  
Change from Commercial and General/Heavy Industrial



**Mixed Use 3**  
Change from Commercial, Mixed Use 2, and Mixed Use 4



Ventura City Limits	Railroad	Mixed Use 2	Light Industrial/Flex
Sphere of Influence	East Ventura Metrolink Station	Mixed Use 3	Office/R&D
Areas of Discussion		Commercial	Park



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)